

AMENDED AND RESTATED MINIMUM STANDARDS/ARCHITECTURAL GUIDELINES
for
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION, INC.

These Amended and Restated Minimum Standards/Architectural Guidelines for Wimbledon Estates Homeowners Association, Inc. (the "Guidelines") replace and supersede any such guidelines previously adopted by Wimbledon Estates Homeowners Association, Inc. ("Association"). The guidelines replaced and superseded by these Guidelines include, but are not limited to, the guidelines recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. X047626, 20100352118, 20110392101, RP-2017-356496, RP-2018-105146, RP-2022-137011, and RP-2022-473356.

The property encumbered by these Guidelines are the residential lots subject to the Reservations, Restrictions and Covenants or similarly named document (collectively referred to as the "Restrictions") encumbering the subdivisions and lots (as depicted on the applicable plat maps and amendments to same) under the jurisdiction of the Association. The subdivisions under the jurisdiction of the Association are listed on the Association's current Management Certificate filed in the Official Public Records of Real Property of Harris County, Texas.

The section of the Restrictions entitled "Minimum Standards" authorizes the Architectural Control Committee (the "ACC") to adopt and publish detailed standards and specifications for residences and improvements related to such residences, which standards, improvements and specifications are supplemental to the Restrictions.

Section 204.010(a)(6) of the Texas Property Code empowers the Association, acting through its Board of Directors ("Board"), to "regulate the use, maintenance, repair, replacement, modification and appearance" of the subdivision; and

Section 204.010(a)(18)(A) of the Texas Property Code empowers the Association, acting through the Board, to implement written architectural control guidelines.

The Board and the ACC hereby adopt and approve the following Guidelines, which shall supplement the Restrictions.

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I. OVERVIEW

The Association's Board of Directors ("Board") and the Architectural Control Committee ("ACC") have established these Amended and Restated Minimum Standards/Architectural Guidelines for Wimbledon Estates Homeowners Association, Inc. ("Guidelines") in accordance with the authority granted by the Restrictions and the Texas Property Code. The Restrictions remain in full force and effect and control in the case of any conflicts with these Guidelines.

Unless otherwise expressly required by the Association's governing documents, it is up to each individual owner to ensure that the owner's project does not adversely affect existing drainage patterns. Each owner is advised that, if your project affects drainage to the extent that it causes damages to neighboring properties, you can be held liable for such damages. The ACC recommends that all owners seek the advice of a drainage expert when considering a project. The ACC is not obligated to and does not review any proposed project to determine how the project affects drainage onto nearby properties. **It is the owner's responsibility to ensure that a proposed improvement does not create a drainage issue on neighboring properties.**

These Guidelines may be amended from time to time as deemed necessary and appropriate.

II. ARCHITECTURAL REVIEW PROCEDURES

- 2.1. Applications. All applications of approval to make any exterior changes, additions or improvements (the "ACC Application" or "Application") must be submitted to the ACC in writing. The Application currently in use by the Association can be obtained from the Association's management company or other party designated by the Board. Site plans and a schematic plan must accompany all applications for any exterior addition, change, alteration or improvement and should be attached to the application. The Application should also include additional information such as paint chips, samples or literature on proposed roofing/siding materials, etc. All Applications, additional information, or request for appeal shall be mailed or delivered to the office of the managing agent of the Association, not to the Board or ACC.
- 2.2. Additional Information. The ACC reserves the right to request any additional information it deems necessary to properly evaluate any Application. In the event that the ACC requests additional information, the Application shall be considered incomplete and denied until such information is submitted to the Board, the time allowance for approval shall not begin until such information is received.

- 2.3. ACC Decisions. The ACC shall consider each Application for compliance with the Restrictions, with these Guidelines, and with any other applicable governing document of the Association. ACC decisions shall be conveyed in writing and may include a statement of the conditions under which the Application is approved, if any, or the primary reason(s) for disapproving the Application.
- 2.4. Right to Appeal and Hearing. A decision by the ACC denying an Application for the construction of improvements may be appealed to the Board in accordance with Texas Property Code Section 209.00505.
- 2.5. Completion Deadline. Unless otherwise stated in the ACC's written response or in these Guidelines, all approved exterior changes, addition or improvements shall be completed within sixty (60) days of the date construction, installation or erection is commenced, unless an extension is otherwise approved by the ACC.

III. GENERAL GUIDELINES

- 3.1. ACC Approved Guidelines. The ACC shall consider the following factors upon the review of each Application for an exterior addition, change, or alteration:
- a. conformity and harmony of external design and location in relation to surrounding structures and topography;
 - b. dimension, shape, height, and location;
 - c. harmony and appeal of exterior design;
 - d. nature, kind, type, and color of materials; and
 - e. such other factors as the Board may deem appropriate.
- 3.2. Maintenance of Improvements. All improvements and structures must be maintained at all times by the owner of the lot in a good, attractive and neat condition, as determined by the Board.
- 3.3. Written Approval. Unless otherwise specifically provided in these Guidelines, all changes, alterations and replacements of residential dwellings, improvements, and other structures must receive written approval from the ACC.
- 3.4. No Warranty. The approval of an Application shall not be construed as a warranty or representation by the Board or the ACC that the change, addition or improvement, as proposed or as built, complies with any or all applicable statutes, ordinances or building codes, or as a warranty or representation by the Board or the ACC of the fitness, design or adequacy of the proposed construction.

IV. SPECIFIC GUIDELINES

4.1. Swimming Pools/Spas.

- 4.1.1. Other than children's temporary pools as discussed in Section 4.1.9 below, only in-ground pools will be allowed. Freestanding or aboveground spas and/or hot tubs will be considered by the ACC; however, no decking may be more than 6" above ground level, or as approved by the ACC.
- 4.1.2. All Applications for the construction of a swimming pool/spa must include a plot plan showing the proposed location of the pool/spa in relation to the property lines, building set back lines, location of easements, existing structures and existing fences.
- 4.1.3. Pools and spas must be completely enclosed by a perimeter fence as defined in Section 4.4 of these guidelines.
- 4.1.4. The Application must include a timetable for construction. During construction, the construction area must be barricaded and equipment and supplies are not permitted in the street.
- 4.1.5. Pool pumps and equipment must be screened behind a fence and not be visible from any street.
- 4.1.6. Utility easements and lot lines specified by plats must be observed.
- 4.1.7. Unless otherwise approved by the ACC in writing, pools and spas must not be closer to the rear lot line than ten feet (10'), nor to the side lot line than five feet (5').
- 4.1.8. Screened swimming pool enclosures are not permitted. Pool covers that do not exceed 12" above the pool surface are permitted as approved by the ACC.
- 4.1.9. Above ground pools are strictly prohibited. This provision does not prohibit baby/children pools that are no more than fifteen inches (15") in height.

4.2. Patio Covers Attached to Main Residence.

- 4.2.1. The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence. The patio cover may not exceed twelve feet (12') in height and must be attached to the main residence and existing roofline of the main residence. Colors will be approved on a case-by-case basis.

- 4.2.2. The location of the structure must be clearly depicted on a plot plan showing the proposed location, and may not encroach into building set back line, side lot line or any easements depicted on the plot plan.

4.3. Portable or Permanent Basketball Goals.

- 4.3.1. Unless otherwise approved by the ACC in writing, the backboard, rims, and net shall be maintained at all times with the colors and styles as original purchased. The net, pole and all mounting supports must be maintained in an attractive condition.
- 4.3.2. With the exception of maintenance and repair addressed in Section 4.3.1, a basketball goal shall not be modified in any respect nor shall the location be changed from that approved by the ACC.
- 4.3.3. All basketball goals must be erected or placed behind the building set back line of the lot or erected or placed not closer to the street than half the distance from the front of the garage to the street. Provided, however, in the case of residences with an attached garage, basketball goals must not be closer to the street than half the distance from the front of the garage to the street; this also applies to detached garages on corner lots.

4.4. Fences/Perimeter/Hike & Bike Trail/Interior.

- 4.4.1. All fences, prior to construction, must first receive written approval of the ACC.
- 4.4.2. Hike & Bike Trail Lots: A Hike & Bike Trail lot is defined in the Restrictions. The guidelines for fences on properties that border on the Hike & Bike Trail shall be: 6' Top Notched Cedar Pickets, 6" Cedar Rot Board (may also be pressure treated or wolmanized); Construction Post & Stringers (Cross Boards) may face the bike & hike trail, the smooth side of the cedar 6' picket may face the homeowner, except in the case of a section of fence that faces any street, and the smooth side must face out to the street.
- 4.4.3. Perimeter Lots: A perimeter lot is defined as any lot that is located on the perimeter of the Association that is not bordered on the rear property lot line to another platted lot or common area in the Association. All picket fences situated parallel to the front lot line or parallel to a side street adjacent to a corner lot shall be constructed with the pickets on the outside so that no posts or rails are visible from the street in front of the lot or from the side street. Pickets facing the street must be made of wood, six feet (6') high, with a six inch (6") rot board with the exception of gates/fences connecting house and

garage, which can be a minimum of four feet (4') high. This section does not apply to certain Perimeter Lots in Wimbledon Estates, Sections One, Three and Five of the Subdivision, whose Restrictions allow for a taller fence.

4.4.4. Interior Lots: An interior lot is defined as all other lots within a platted subdivision that do not meet the Hike & Bike trail or perimeter lot criteria. All picket fences situated parallel to the front lot line or parallel to a side street adjacent to a corner lot shall be constructed with the pickets on the outside so that no posts or rails are visible from the street in front of the lot or from the side street. Pickets must be made of wood, six feet (6') high, with a six inch (6") rot board with the exception of gates/fences connecting house and garage, which can be a minimum of four feet (4') high.

4.4.5. No chain link fencing permitted.

4.4.6. All fences must be constructed of cedar pickets, cedar rot board and cedar top rail cap or wrought iron. Any deviation from this requirement must be approved in writing by the ACC. Any deviation from the required fence materials is at the sole and absolute discretion of the ACC. In no event will the ACC approve any deviation in fence materials that are not dark brown, dark grey or dark green in color.

4.4.7. No painting, colored staining or colored varnishing of fences is allowed. Upon written approval of the ACC, a clear and transparent stain may be applied to preserve and protect the integrity of the fence. Any fence that is currently painted, stained or varnished as of the date this provision becomes effective may not be painted, stained or varnished when it is replaced.

4.4.8. No fence may extend forward of the front building line.

4.4.9. For security measure fencing (which includes fencing on the perimeter of a lot, please also review the Association's current Security Measures Policy (or similarly named document) filed in the Official Public Records of Real Property of Harris County, Texas.

4.5. Flatwork/Sidewalks/Driveways.

4.5.1. Concrete that is visible from the street shall not be painted or stained, unless approved in writing by the ACC.

4.5.2. Overlay coatings on sidewalks and driveways, pea gravel and/or brick paver borders must be approved in writing by the ACC.

- 4.5.3. The standard, type, quality and color of the materials used in the construction must be harmonious with the standard, type, quality and color of the materials used in the construction of the main residence. Colors will be approved on a case-by-case basis.

4.6. Screen Doors/Solar Screens/Storm Doors/Windows.

- 4.6.1. Must be color compatible with the exterior of the main residence.
- 4.6.2. Storm Doors/windows will be acceptable, provided they are compatible with the color of the exterior of the house and are recessed within door closing.
- 4.6.3. For all solar energy devices, please also review the Association's current Guidelines Relating to Solar Energy Devices filed in the Official Public Records of Real Property of Harris County, Texas.

4.7. Burglar Bars.

- 4.7.1. Please refer to the Association's current Security Measures Policy (or similarly named document) filed in the Official Public Records of Real Property of Harris County, Texas.

4.8. Outdoor Carpeting.

- 4.8.1. Outdoor Carpeting can only be installed in the back yard of a lot that is completely enclosed by fencing. Outdoor Carpeting may not be installed, placed or kept on a lot in public view nor can it be visible from any street. "Outdoor Carpeting" as used herein includes, but is not limited to, artificial turf or grass, synthetic turf or grass, the product commonly referred to as "astro turf," field turf or grass, grass rugs, carpet of any material made for outdoor use, and carpet of any material made for indoor use.

4.9. Swing Sets/Play Forts/Playhouses.

- 4.9.1. All Applications for construction of swing sets, play areas, and play houses must include a plot plan showing the proposed location in relation to the property lines, building lines, easements, existing structures and fences.
- 4.9.2. Not to exceed twelve feet (12') in height, with the deck height not to exceed five feet (5') above ground.
- 4.9.3. Must be made of weatherproof wood, metal or aluminum. If the material is painted, the color must be harmonious with the color of the main residence or landscaping.

- 4.9.4. Roofs must be harmonious with the surrounding improvements in the area.
- 4.9.5. Structure must be maintained and located in rear or side yards behind a fence, which encloses the yard constructed in accordance with the specifications in Section 4.4.
- 4.9.6. Unless otherwise approved in writing by the ACC, structure must not be closer to the rear lot line than ten feet (10'), nor to the side lot line than five feet (5').

4.10. Awnings.

- 4.10.1. Awnings, which are visible from any street, shall not be permitted. Awnings on the rear portion of a lot must be one (1) color and harmonious with the color of the main residence.

4.11. Antennas.

- 4.11.1. As used in this Section 4.11.1 the term "Antenna" shall be defined as: any device used for the transmission and receipt of video or audio services, telecommunications and fixed wireless signals, including direct broadcast satellite (DBS), television broadcast and multipoint distribution service (MDS). A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna. This Section 4.11.1 supersedes any prior guidelines of the Association regarding antennas.

Subject to the criteria set forth below in this Section 4.11.1, the following are Antennas covered by the Federal Communications Commission's ("FCC") Over the Air Reception Devices (OTARD) Rule and may be installed without the prior approval of the ACC:

- (a) antennas designed to receive DBS service that are 39.4 inches (1 meter) or less in diameter may be installed.
- (b) antennas designed to receive MDS that are 39.4 inches (1 meter) or less in diameter; and
- (c) antennas designed to receive telecommunications and fixed wireless signals that are 39.4 inches (1 meter) or less in diameter may be installed ("Covered Antennas").

No Antenna that is not a Covered Antenna shall be allowed on any lot. No Covered Antennas shall be placed, allowed, or maintained upon any lot, which are visible from any street; Association owned property or another lot, unless

it is impossible to receive an acceptable quality signal from any other location. In that event the Covered Antenna may be placed in the least visible location where reception of an acceptable quality signal is possible. After installation, the Board may require painting or screening of the Covered Antenna, which painting or screening does not substantially interfere with an acceptable quality signal. In no event are the following items permitted: (i) satellite dishes, which are larger than one (1) meter in diameter and are visible from any street or exceed the height of the fence surrounding the lot; (ii) broadcast antennas' masts, which exceed the height of the center ridge of the roofline; or, (iii) the masts of MMDS antennas and other Covered Antennas that exceed the height of twelve feet (12') above the center ridge of the roofline (unless the occupant of the property can prove to the satisfaction of the Board that an acceptable quality signal cannot otherwise be obtained and there are no safety concerns). No exterior antennas, aerials, satellite dishes, or other apparatus shall be permitted, placed, allowed, or maintained upon any lot, which transmit television, radio, satellite or other signals of any kind. This section is intended to be in compliance with the Telecommunications Act of 1996 (the "Act"), as the Act may be amended from time to time. This section shall be interpreted to be as restrictive as possible, while not violating the Act.

4.12. Mailboxes.

- 4.12.1. Only U.S. postal approved and installed mailboxes are acceptable in the areas designated by the U.S. Postal Service. Individual mailboxes must be constructed on a wooden pole, on a steel pole or with brick or stucco enclosures, subject to harmony along the street. No decorative embellishments are permitted.
- 4.12.2. If a mailbox requires replacement, unless otherwise approved in writing by the ACC, the mailbox must be replaced with one that is structurally the same as the prior mailbox.

4.13. Driveways and Sidewalks.

- 4.13.1. Any changes or additions to driveways must be approved in writing by the ACC.
- 4.13.2. The cracks/expansion joints between cement driveway sections shall be kept free of vegetation.
- 4.13.3. Patterned or colored driveways and/or sidewalks shall not be allowed without first submitting an Application with a color sample or paint chip to the ACC and receiving prior written approval. The approval of a proposed patterned or colored driveway shall be at the sole and absolute discretion of

the ACC. Generally, primary colors as defined in 4.17.2 of these Guidelines will not be approved. The ACC recommends that proposed patterned or colored driveways or sidewalks be muted earth tone colors such as tan, rust or grey tones.

- 4.13.4. The removal of the sidewalk from the street and/or driveway to the front door of the residence on the property is prohibited. In the event a sidewalk contemplated by this provision is removed, the owner(s) of the property will replace the sidewalk in its original location and in its original condition.

4.14. Outbuildings/Storage Sheds/Gazebos/Decks/Patios.

- 4.14.1. An outbuilding is any structure that is not attached to the main residence, except for detached garages. This includes, but is not limited to, all storage sheds & gazebos and spas, etc.
- 4.14.2. All Applications for the construction of an out building, storage shed, gazebo, deck or patio must include a plot plan showing the proposed location of the improvement in relation to the property lines, building lines, existing structures and existing fences.
- 4.14.3. The standard, type, quality and color of the materials used in construction shall match or be harmonious with the standard, type, quality and color of the materials used in construction of the main residence on the lot.
- 4.14.4. Outbuildings shall not be placed within existing easements, unless the utility companies involved have granted their written consent to such encroachment, and a copy of said consent is provided to the ACC. In any case, unless the ACC approves in writing, all outbuildings shall be placed on the lot so as not to be visible from the street in front of the lot and may not be closer to the rear lot line than ten feet (10'), nor to the side lot line than five feet (5') or aligned with the side wall of residence structure, whichever is greater.
- 4.14.5. Outbuildings may never be constructed or utilized for habitation.
- 4.14.6. No outbuilding or storage shed (excluding gazebos) shall be higher than eight feet (8') from the ground to its highest point. No outbuilding or storage shed (excluding gazebos) shall be larger than forty-eight square feet.

4.15. Exterior Lighting.

- 4.15.1. Exterior lighting shall not be of an intensity that causes annoyance to neighboring residences.

- 4.15.2. For yard light poles, the maximum acceptable height is six feet (6'), and the pole must be black, brown, white, or a color that is harmonious with the existing residence.
- 4.15.3. All yard lights, to the extent they exist, must be maintained as part of the exterior maintenance of the property and must be in harmony with the external design of the property.
- 4.15.4. For security measure lighting, please also review the Association's current Security Measures Policy (or similarly named document) filed in the Official Public Records of Real Property of Harris County, Texas.

4.16. Room Additions to Home or Garage.

- 4.16.1. All room additions require detailed design and construction plans and must include a lot survey showing the exact location.
- 4.16.2. The standard, type, quality and color of materials used in construction shall be harmonious with the standard, type, quality and color of the materials used in construction of the main residence on the lot. Shingles, siding bricks and paint utilized shall match that of the residence. All such improvements must be to building code standards, and must be architecturally compatible with the original and neighboring homes.
- 4.16.3. Room additions shall not be placed within existing easements or encroach over any building setback line.
- 4.16.4. No second story additions may have windows or doors that allow sight into neighbors' side yards, unless approved in writing by the ACC.
- 4.16.5. All room and/or residence additions must be attached to the main residential structure or constructed above a detached garage.
- 4.16.6. No room and/or residence addition may exceed the height of the existing main residential structure.
- 4.16.7. The room and/or residence addition may not exceed twenty-five percent (25%) of the square footage of the existing main residential structure prior to the addition.
- 4.16.8. The total square footage of the existing main residential structure plus the room and/or residence addition cannot exceed thirty percent (30%) of the square footage of the lot.

4.17. Exterior Paint.

- 4.17.1. A color sample or "paint chip" of the proposed exterior color of any new addition or improvement must be attached to each Application submitted to the ACC.
- 4.17.2. The existing color of a main residence, garage or other improvement on a lot shall not be repainted with a different color, without first submitting an Application with a color sample or paint chip to the ACC and receiving prior written approval. Provided, however, no main residence, garage or other improvement shall be repainted with a primary color without the prior written approval of the ACC. For the purposes of these guidelines, primary colors are defined as red, orange, yellow, green, blue, indigo, and violet.
- 4.17.3. Primary colors are generally unacceptable and will not be approved except on a case by cases basis (i) for front doors of the main residences (provided the ACC is of the opinion the proposed color of the front door is compatible with the remainder of the main residence) and is in keeping with the aesthetics of the Subdivision; and/or (ii) where the proposed color is a hue of a primary color that has been muted to a shade the ACC considers to be compatible with the remainder of the main residence and is in keeping with the aesthetics of the Association.
- 4.17.4. The exterior brick of a residence, garage or other improvement may not be painted without first submitting an Application with a color sample or paint chip to the ACC and receiving prior written approval. Exterior brick may not be painted with primary colors as defined in 4.17.2. The ACC will only consider white, tan or light grey tones; however, the ACC reserves the right to deny a color within these color groups in its sole and absolute discretion. Notwithstanding this provision, exterior brick may not be painted if prohibited by the applicable Reservations, Restrictions, and Covenants document(or similarly named document), as amended, if any.

4.18. Siding/Gutters/51% Masonry Requirement.

- 4.18.1. The standard, type and quality of the materials used shall be harmonious with the standard, type and quality of the materials of the main residence on the lot throughout the Subdivision.
- 4.18.2. All permitted siding (See Section 4.18.5) on the exterior of the main residence must be painted to match the exterior colors of the main residence.

4.18.3. Gutters must be painted to match the existing color of the main residence on the lot and must be installed to prevent water shed across or onto any other lot.

4.18.4. Gutters must be periodically cleaned and shall be kept in an orderly and attractive condition at all times.

4.18.5. This Section 4.18.5 is to confirm and clarify the Association and the ACC's prohibition with regard to exterior siding. With regard to any provision in the applicable Reservations, Restrictions and Covenants (or similarly named document) that requires that the exterior covering of a residence be at least fifty-one percent (51%) masonry, the siding commonly called "hardiplank" or any similar product shall not be considered masonry when determining compliance with the fifty-one percent (51%) masonry requirement. The ACC shall have the authority to determine (subject to an appeal to the Board) what constitutes a prohibited exterior covering contemplated by this Section 4.18.5. Stucco shall be considered masonry for the purposes of determining compliance with the fifty-one percent (51%) masonry requirement. This Section 4.18.5 applies and is enforceable against all lots that do not have ACC approval for any exterior siding product as of September 21, 2022.

4.19. Roofing/Sky Lights/Solar Panels.

4.19.1. All roofing must be composite, tile, wood, or metal shingles as approved in writing by the ACC.

4.19.2. If a roof is to be replaced, a sample of the proposed shingle must be attached to an Application submitted to the ACC.

4.19.3. No skylights or similar types of additions shall be permitted on the front of the roof ridgeline and/or gable of a structure.

4.19.4. No turbine, attic, ventilation vents or fans may be visible from the fronting street. Ridge vents are acceptable.

4.20. Wall and Window Unit A/C.

4.20.1. Wall and window unit air conditioning and/or HVAC units are prohibited.

4.21. Window Coverings.

4.21.1. Mirrored or reflective window coverings will not be allowed.

- 4.21.2. Temporary interior window treatments that are visible from the street must be removed within three (3) months after establishing residence.

4.22. Garages.

- 4.22.1. Garages as built by the builder for the use of vehicles must be capable of housing a minimum of two (2) full size vehicles at all times.
- 4.22.2. Improvements over a detached garage are subject to the same ACC requirements as room additions in Section 4.16.

4.23. Carports.

- 4.23.1. Carports will not be allowed.
- 4.23.2. Porte-cocheres are allowed but are subject to the same ACC review and approval requirements as room additions.

4.24. Soft Water/Water Filter Systems.

- 4.24.1. Water systems such as soft water or treatment systems must be installed out of sight from the fronting street and screened from public view.

4.25. Tree Removal.

- 4.25.1. No tree in excess of six inches (6") in caliber shall be removed from any lot without written ACC approval, except as may be reasonably necessary for construction or to remove a dead or diseased tree.

4.26. Outdoor/Summer Kitchens.

- 4.26.1. An outdoor/summer kitchen may not be installed or maintained on a property without first submitting an Application to the ACC and receiving prior written approval. An outdoor/summer kitchen may not exceed 350 square feet in area coverage and may not be more than fifteen feet (15') in height from the ground to its highest point. An outdoor/summer kitchen must be in harmony with the main residential dwelling in terms of material, construction, roofing and color. The ACC has the sole and absolute discretion to determine if an outdoor/summer kitchen is in harmony with the main residential structure. The structure must comply with all building setback lines and may not encroach in any utility easement.

4.27. Yard Art/Declarations.

4.27.1. "Yard art/decoration(s)" will be considered anything that is decorative in purpose and that can be viewed from any street (i.e. public view). The ACC will have the sole and absolute discretion to determine if a specific item constitutes a piece of yard art/decoration. Yard art/decorations include, but are not limited to, chairs, benches, trellises, statues, sculptures, architectural embellishments, decorative flags, spirit flags, spirit signs, school flags, school signs, sport team flags, sport team signs, water features, and water fountains. No flag restricted by this provision may be larger than three (3) square feet. The term "yard art/decoration" includes any type of vegetation/plant that is contained in a pot or other planter. "Planter" as used in this provision include any container or structure in which any type of vegetation or plant is placed. The flags covered by this provision do not include the flags contemplated by Texas Property Code Section 202.012 (or its successor statute) and restricted by the Association's current Guidelines Related to Flags which are filed in the Official Public Records of Real Property of Harris County, Texas.

4.27.2. No property may have more than 15 pieces of yard art/decoration in public view on a lot at any time.

4.27.3. All yard art/decorations must be approved in writing by the ACC before being placed or installed in public view on a lot. The owner should provide the number and type of proposed pieces of yard art/decorations to be placed or installed in public view on a lot along with the proposed location of each piece.

4.28. Surveillance/CCTV Cameras.

4.28.1. An Application must be submitted for review by the ACC and formal written approval from the ACC shall be required before installation of exterior home video surveillance cameras or closed circuit television cameras may begin.

4.28.2. The ACC submittal must be accompanied by:

- a. A plot plan of the property marked to show the proposed horizontal location of each camera;
- b. Photos and/or builder drawings of the elevation(s) of the home which are marked to show the desired vertical placement of each camera; and
- c. Specifications on the make and model of the equipment proposed.

4.28.3. Camera number and placement is limited to only those areas and number of cameras necessary to cover each entrance into the home and the driveway. In

most cases this will require up to three (3) cameras. An ACC request for a number of cameras in excess of three (3) must be accompanied by a plan and recommendation prepared by home surveillance professional, with an explanation supporting the plan.

- 4.28.4. Approvable cameras must be direct soffit mounted mini-dome style, compact in size and made to be as obscure from public view as possible so as not to distract from the appearance of the home.
- 4.28.5. The placement of each camera shall be in a manner that such camera does not observe the properties of others beyond the perimeter of the property owner.
- 4.28.6. Approval of the placement of exterior home video surveillance cameras by the ACC does not constitute a license to the property owner to intrude on the privacy of neighboring properties. The property owner is advised to seek the advice of a home surveillance professional prior to installing exterior video cameras and to become familiar with any statutes that may exist that would govern video surveillance.
- 4.28.7. Approval of the placement of exterior home video surveillance cameras by the ACC in no way constitutes a warranty or representation that such cameras will in all cases provide the detection or protection for which the system is designed or intended, or that a loss will be prevented by same. Neither the ACC, Association, its directors, officers, managers, agents, attorneys or employees shall in any way be considered an insurer or guarantor of security within any of the property located within the subdivision. The ACC, Association, its directors, officers, managers, agents, attorneys or employees shall not be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. Each owner and occupant of any lot and each tenant, guest and invitee of an owner, as applicable, acknowledges and understands that the Association, its directors, officers, managers, agents, attorneys or employees are not insurers and that each owner and occupant of any dwelling, or owner or user of an improvement, and each tenant, guest and invitee of any owner assumes all risks for loss or damage to persons, to dwellings and improvements and to the contents of dwellings and improvements and further acknowledges that the association, its directors, officers, managers, agents, attorneys or employees have made no representations or warranties nor has any owner, occupant, tenant, guest or invitee relied upon any representations or warranties, express or implied, including any warranty of merchantability of fitness for any particular purpose, relative to any surveillance camera system approved by the ACC.
- 4.28.8. Any claims or allegations made by a property owner against another property owner regarding privacy disputes in connection with the use or installation of

cameras under this Policy are and shall be dealt with and resolved between and amongst the property owners in question. Neither the ACC, Association, its directors, officers, managers, agents, or employees shall in any way be liable, responsible or involved in such disputes.

4.28.9. For security measure cameras, please also review the Association's current Security Measures Policy (or similarly named document) filed in the Official Public Records of Real Property of Harris County, Texas.

4.29. Holiday Decorations.

4.29.1. Holiday decorations may be displayed in public view on a lot no earlier than thirty-five (35) days prior to the holiday and no later than fifteen (15) days after the date of the holiday. Decorations displayed in public view on a lot for more than one holiday at any given time are not permitted. No holiday decorations may be so excessive on a lot as to cause a nuisance to surrounding residents. The ACC has the sole and exclusive authority to determine whether holiday decorations on a lot cause a nuisance to surrounding residents and its determination will be conclusive and binding on all parties. No holiday decorations involving a sound feature are permitted if the sound can be heard on any neighboring lot to the extent where any owner or resident of a neighboring lot makes a written complaint (including email) to the ACC.

4.30. Trash Can/Waste Receptacle Placement.

4.30.1. All trash, trash cans, trash bags, and waste receptacles shall be placed, kept, or stored out of public view. Any enclosures in which or behind which trash cans and waste receptacles are placed, kept, or stored must be approved in writing by the ACC. Trash, trash cans, trash bags, and waste receptacles shall not be placed in public view for pick up except after 6:00 p.m. the day before a scheduled pick up. After pick-up, trash cans and waste receptacles shall be placed out of public view by 10:00 p.m. on the day of the pick-up.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Amended and Restated Minimum Standards/Architectural Guidelines for Wimbledon Estates Homeowners Association, Inc. was approved by not less than a majority vote of the Association's Board of Directors and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

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WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION, INC.

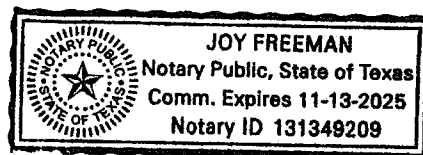
By: [Signature]
Its: Secretary

Printed: DAVID BOND

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 13 day of April,
2023, personally appeared David Bond, as Secretary
of Wimbledon Estates Homeowners Association, Inc., known to me to be the person whose name
is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same
for the purpose and in the capacity therein expressed.

[Signature]
Notary Public in and for the State of Texas



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RP-2023-136736

We, the undersigned, being at least a majority of the Architectural Control Committee of the Wimbledon Estates Homeowners Association, Inc. (the "Association"), a Texas non-profit corporation, do hereby adopt and approve these Amended and Restated Minimum Standards/Architectural Guidelines for Wimbledon Estates Homeowners Association, Inc.

**WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE**

Date: 4/13, 2023 By: Kurt Schwenkel

Date: 4/13, 2023 By: [Signature]

Date: 4/13, 2023 By: [Signature]

RP-2023-136736
Pages 31
04/18/2023 12:21 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$134.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2023-136736